

SB 1522 -1 STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

Prepared By: Kaia Maclaren, LPRO Analyst

Meeting Dates: 2/12

WHAT THE MEASURE DOES:

The measure requires the Oregon Housing and Community Services Department to study housing.

Fiscal impact: May have fiscal impact, but no statement yet issued

Revenue impact: May have revenue impact, but no statement yet issued

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

-1 Replaces the measure. Prohibits the consideration of an urban reserves designation from being based on land uses or soil types, but rather requires it to be based solely on the determination of whether the proposed land can be feasibly developed for urban densities. Requires the Land Conservation and Development Commission to adopt rules for a process for designating urban reserves.

BACKGROUND:

Oregon Housing and Community Services (OHCS) is Oregon's housing finance agency, responsible for program support and for distributing and overseeing funds provided by the State of Oregon. OHCS runs or oversees a variety of housing-stability programs, housing assistance for both renter and homeowners, development financing, and homelessness prevention, among others. According to the [2023-2025 detailed budget analysis](#) by the Legislative Fiscal Office (LFO), the sharp increase in housing prices, interest rates, and costs associated with development have driven housing insecurity among Oregonians while also having significant impacts of the growing budget needs of OHCS. According to LFO, "[OHCS's 2023-2025] budget has increased by nearly \$1.4 billion total funds since the 2003-2005 biennium. The change reflects increases in population growth, economic factors ranging from interest rates and lending environments to recessions (driving the need for additional housing assistance), and an increased focus on the contributions that stable housing can make to health outcomes, educational attainment, and lower levels of crime and recidivism." The 2025-2027 budget reduced OHCS's budget by 6.9 percent, about \$258.5 million, in total funds expenditure from the 2023-2025 biennium level.